

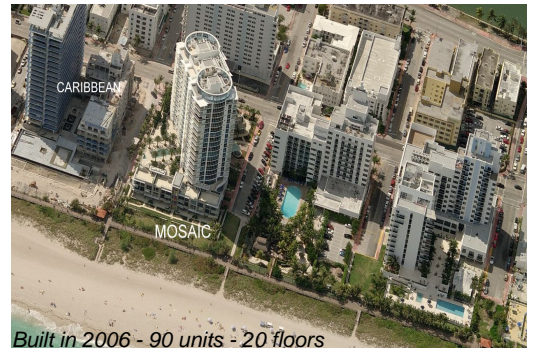
Unit PH-1 - Mosaic

PH-1 - 3801 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: RX-11035691
Status: Active
Size: 5,600 Sq ft.
Bedrooms: 4
Full Bathrooms: 5
Half Bathrooms: 0
Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest
View: City, Intracoastal, Ocean
List Price: \$6,950,000
List PPSF: \$1,241
Valuated Price: \$7,106,000
Valuated PPSF: \$2,221

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.



Building Information

Number of units: 90
Number of active listings for rent: 7
Number of active listings for sale: 9
Building inventory for sale: 10%
Number of sales over the last 12 months: 2
Number of sales over the last 6 months: 0
Number of sales over the last 3 months: 0

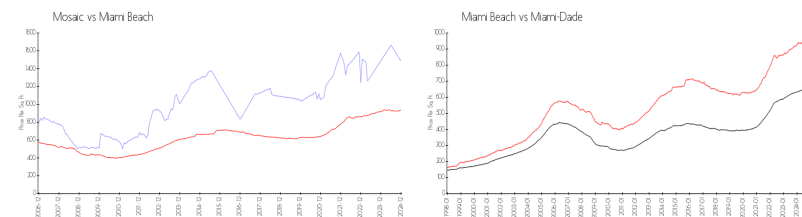
Building Association Information

Mosaic On Miami Beach Condo Association
305-674-8889

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	1,280 sq ft	Jun 2024	\$1,675,000	\$1,309
905	1,525 sq ft	May 2024	\$1,750,000	\$1,148

Market Information



Mosaic: \$1481/sq. ft.
Miami Beach: \$939/sq. ft.
Miami-Dade: \$688/sq. ft.

Inventory for Sale

Mosaic: 10%
Miami Beach: 5%
Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Mosaic: 77 days
Miami Beach: 104 days
Miami-Dade: 91 days